



**DEPARTMENT OF THE ARMY**  
SAVANNAH DISTRICT, CORPS OF ENGINEERS  
100 W. OGLETHORPE AVENUE  
SAVANNAH, GEORGIA 31402-0889

**MAY 27 2009**

Regulatory Division  
200900242

**JOINT PUBLIC NOTICE**  
**Savannah District/State of Georgia**

The Savannah District has received an application for a Department of the Army Permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. 1344).

Application Number: 200900242

Applicant: Snelling Properties, LLP  
Attention: Mr. George Snelling  
610 Brae Burn Drive  
Martinez, Georgia 30907

Agent: Resource and Land Consultants  
Attention: Mr. Alton Brown, Jr.  
41 Park of Commerce Drive, Suite 303  
Savannah, Georgia 31405

Location of Proposed Work: The site is located adjacent to and south of Perimeter Parkway, in the south west quadrant of Interstate 20 and Bobby Jones Expressway, in the City of Augusta, Richmond County, Georgia. Coordinates for the project site are latitude 33° 29' 27.40" north and longitude 82° 05' 27.26" west.

Description of Work Subject to the Jurisdiction of the US Army Corps of Engineers: To expand the existing University of Phoenix, Augusta Campus and provide facilities adequate in size to support the current and future student population on an approximate 9.78-acre tract of land. The proposed project impacts would require the filling of 1.42 acres of jurisdictional wetlands. According to the applicant, the impacts are necessary in order to construct the building pads and necessary required parking for the two proposed buildings. In order to mitigate for wetland impacts, the applicant proposes to purchase 8 wetland credits from the Phinizy Swamp Mitigation Bank, which is an approved USACE commercial mitigation bank within the primary service area.

**BACKGROUND**

This Joint Public Notice announces a request for authorizations from both the US Army Corps of Engineers and the State of Georgia. The applicant's proposed work may also require local governmental approval.

## STATE OF GEORGIA

Water Quality Certification: The Georgia Department of Natural Resources, Environmental Protection Division, intends to certify this project at the end of 30 days in accordance with the provisions of Section 401 of the Clean Water Act, which is required by an applicant for a Federal Permit to conduct an activity in, on, or adjacent to the waters of the State of Georgia. Copies of the application and supporting documents relative to a specific application will be available for review and copying at the office of the Georgia Department of Natural Resources, Environmental Protection Division, Water Protection Branch, 4220 International Parkway, Suite 101, Atlanta, Georgia 30354, during regular office hours. A copier machine is available for public use at a charge of 25 cents per page. Any person who desires to comment, object, or request a public hearing relative to State Water Quality Certification must do so within 30 days of the State's receipt of application in writing and state the reasons or basis of objections or request for a hearing. The application can also be seen in the Savannah District US Army Corps of Engineers, Regulatory Branch, 100 West Oglethorpe Avenue, Savannah, Georgia.

State-owned Property and Resources: The applicant may also require assent from the State of Georgia which may be in the form of a license, easement, lease, permit, or other appropriate instrument.

## US ARMY CORPS OF ENGINEERS

The Savannah District must consider the purpose and the impacts of the applicant's proposed work, prior to a decision on issuance of a Department of the Army Permit.

Cultural Resources Assessment: The applicant's agent stated: "A cultural resources survey has not been conducted within the project area. However, since the project site and adjacent properties contain existing development which has occurred within the past 25 years, no impacts to sites listed or eligible for listing on the national register are anticipated." The applicant's agent completed a web-site check which indicated that no cultural or historic resources considered eligible or potentially eligible for listing on the National Register of Historic Places will be affected by the proposed project. Presently unknown archaeological, scientific, prehistorical, or historical data may be located at the site and could be affected by the proposed work.

Endangered Species: Pursuant to Section 7(c) of the Endangered Species Act of 1973, as amended (16 U.S.C. 1531 et seq.), we request from the US Department of the Interior, Fish and Wildlife Service and the US Department of Commerce, National Oceanic and Atmospheric Administration, National Marine Fisheries Service, or any other interested party, information on whether any species listed or proposed for listing may be present in the area.

The applicant's agent, RLC, conducted a threatened and endangered species survey of the project area. This work included a literature review habitat assessment and pedestrian and on-site field investigations. The applicant's agent stated: "Neither the listed species nor habitat



typically associated with these species was observed during the survey. Since the project is located within a heavily developed area of Augusta, no adverse impact is anticipated.”

Public Interest Review: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, considerations of property ownership and in general, the needs and welfare of the people.

Consideration of Public Comments: The US Army Corps of Engineers is soliciting comments from the public; federal, state, and local agencies and officials; Native American Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the US Army Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Application of Section 404(b)(1) Guidelines: The proposed activity involves the discharge of dredged or fill material into the waters of the United States. The Savannah District's evaluation of the impact of the activity on the public interest will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency, under the authority of Section 404(b) of the Clean Water Act.

Public Hearing: Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application for a Department of the Army Permit. Requests for public hearings shall state, with particularity, the reasons for requesting a public hearing. The decision whether to hold a public hearing is at the discretion of the District Engineer, or his designated appointee, based on the need for additional substantial information necessary in evaluating the proposed project.

Comment Period: Anyone wishing to comment on this application for a Department of the Army Permit should submit comments in writing to the Commander, US Army Corps of Engineers, Savannah District, Attention: Regulatory Division, P.O. Box 889, Savannah, Georgia 31402-0889, no later than 30 days from the date of this notice. Please refer to the applicant's name (Snelling Properties, LLP) and the application number (200900242) in your comments.

If you have any further questions concerning this matter, please contact Shaun L. Blocker, Project Manager, Coastal Branch at (912) 652-5086.

Enclosures

1. 1999 CIR Photograph; Augusta West Quadrangle
2. National Wetlands Inventory; Augusta West Quadrangle
3. NRCS Soils Survey
4. US Geological Survey; Augusta West Quadrangle
5. A Wetlands Map for Snelling Properties, LLP, Sheet 9A of 10, dated May 6, 2009
6. Site Photographs (3 pages)





1999 CIR PHOTOGRAPH  
AUGUSTA WEST QUADRANGLE

12 MAY 2009

MAP SCALE : 1 INCH = 2000 FEET

PREPARED BY: JB

RLC PROJECT # 08-161

# UNIVERSITY OF PHOENIX CAMPUS EXPANSION PROJECT RICHMOND COUNTY, GEORGIA

PREPARED FOR:  
SNELLING PROPERTIES, LLC



RLC

RESOURCE+LAND  
CONSULTANTS

41 Park of Commerce Way, Ste. 303  
Savannah, Georgia 31405  
912.443.1805 www.rlcnc.com





NATIONAL WETLANDS INVENTORY;  
AUGUSTA WEST QUADRANGLE

12 MAY 2009

MAP SCALE: 1 INCH = 2000 FEET

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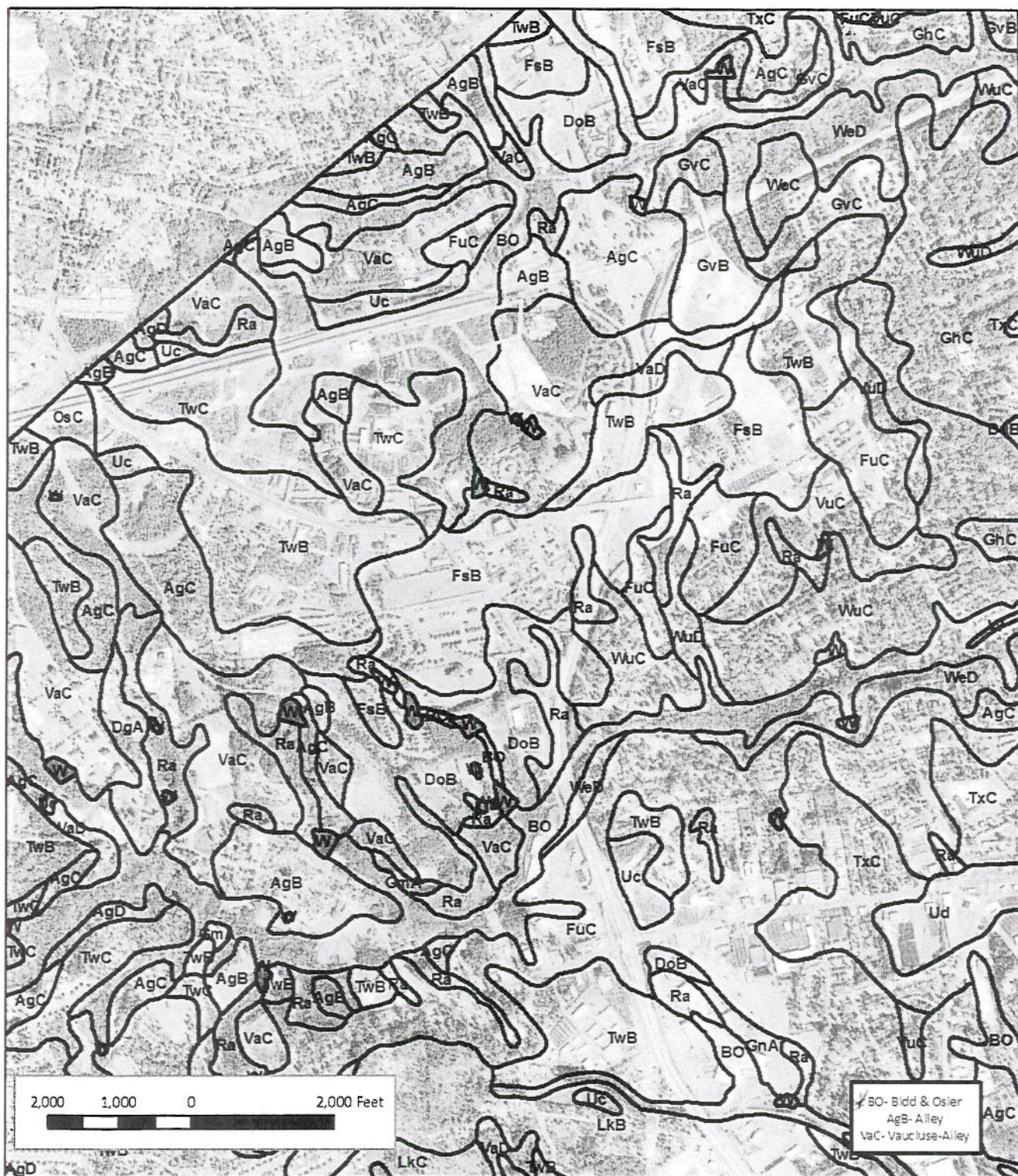


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NRCS SOILS SURVEY;  
RICHMOND COUNTY, GEORGIA

12 MAY 2009

MAP SCALE : 1 INCH = 2000 FEET

PREPARED BY: JB

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Savannah, Georgia 31405  
912.443.5855 www.rland.com





US GEOLOGICAL SURVEY;  
AUGUSTA WEST QUADRANGLE

12 MAY 2009

MAP SCALE: 1 INCH = 2000 FEET

PREPARED BY: JB

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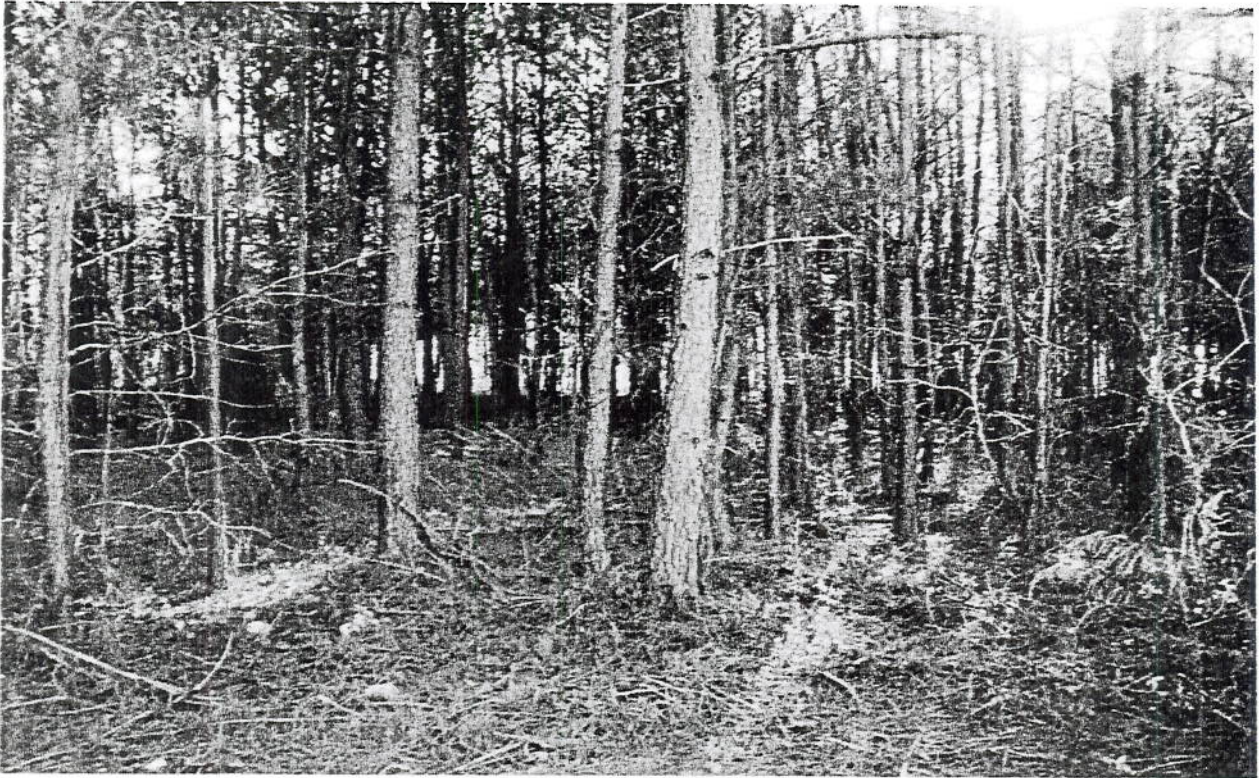
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Forested Upland Within Project Area

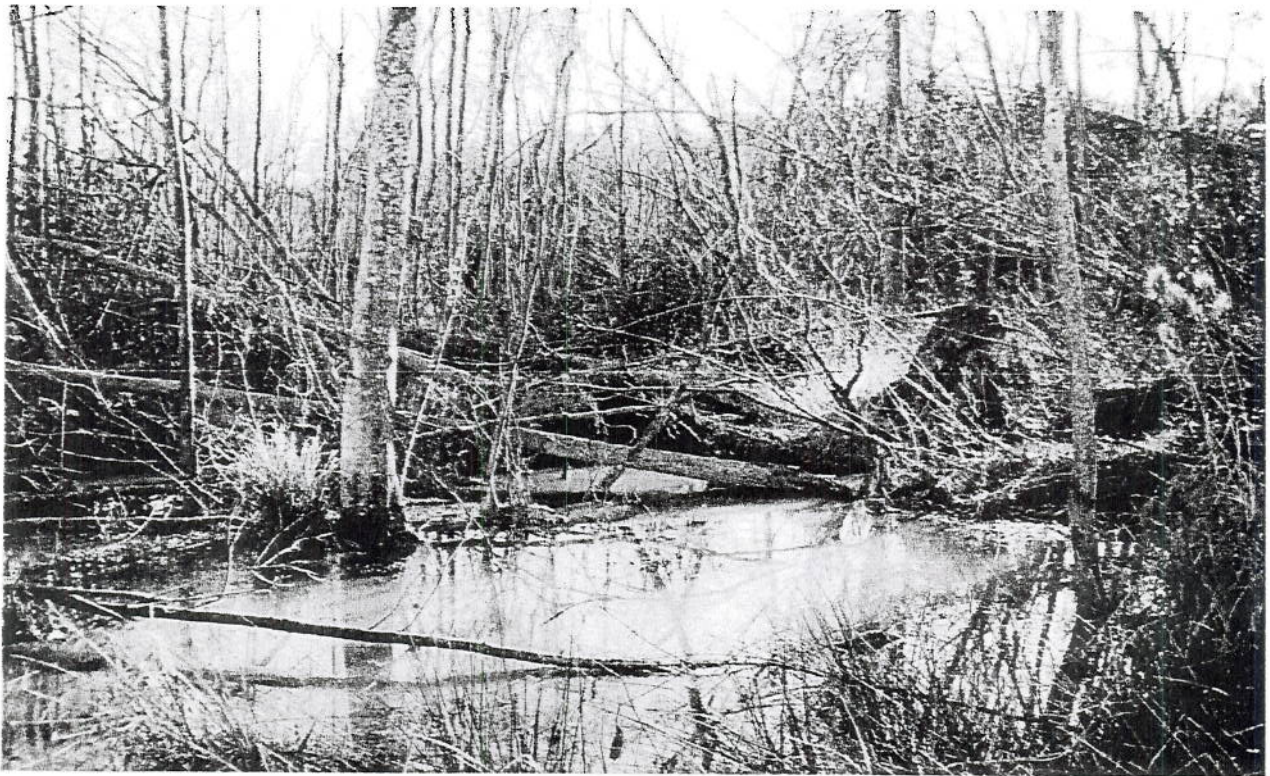


Wetland Area Within Project Area





Wetland Area Adjacent to Project Area

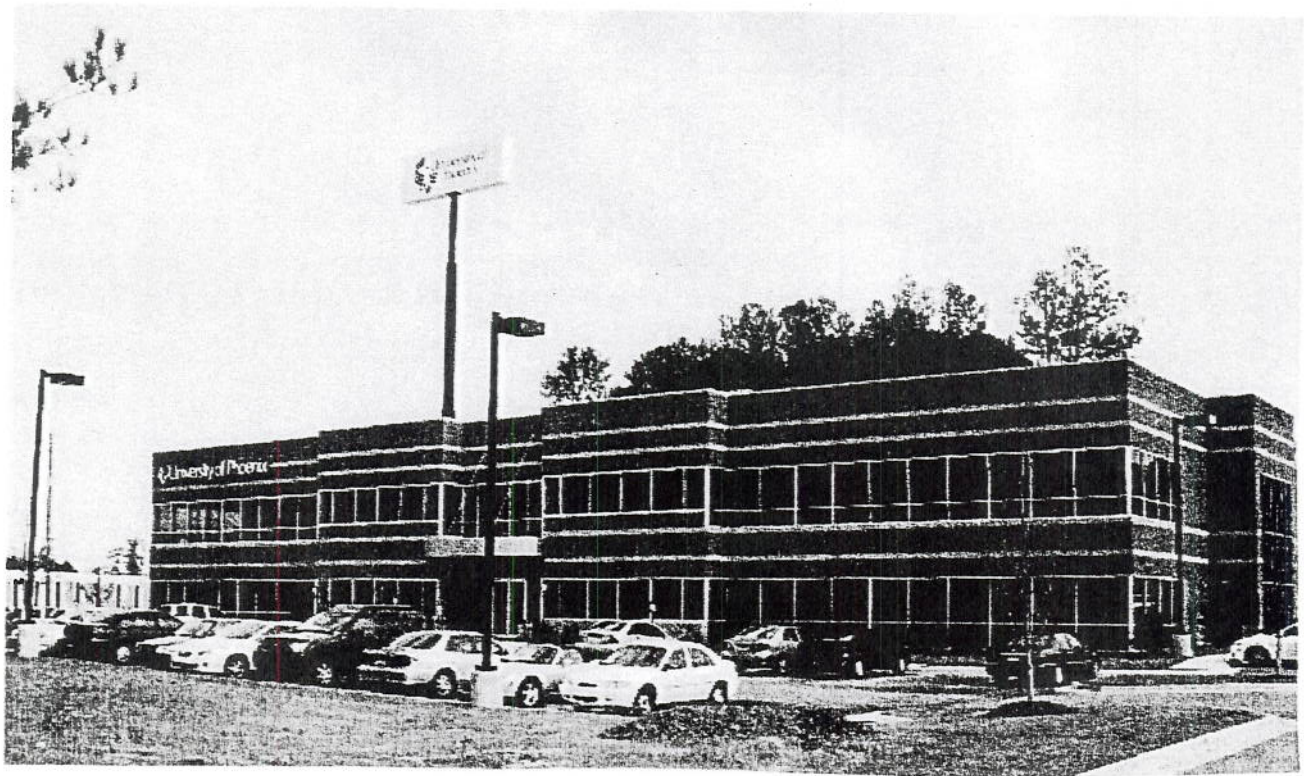


Wetland Area Adjacent to Project Area





Perimeter Road North of Project Site



Existing Facilities